



Design & Build: MINGLEWOOD HOMES  
Cabinetry: MAIN STREET AT BOTELLOS

# Staying in Character

Above: The front of the waterfront home. At right: The main level is a wide-open space with three distinct areas. Columns and a coffered ceiling offer definition.



*Minglewood Homes recreates a beachfront home that respects its spectacular location.*

**THE OUTDATED 1940s HOUSE** rested at an idyllic Chatham location on a bluff with sweeping views of Nantucket Sound, Hardings Beach, Monomoy Island and the Stage Harbor Lighthouse. But with low ceilings, petite windows, a restricted floor plan and limited second-story living space, those spectacular views were being hidden. Enter Tim Smith, owner of Minglewood Homes of Chatham.

### It all adds up

“The new homeowners wanted tall ceilings, an open floor plan and lots of light,” he said. “We ended up with nine-foot ceilings, and we were able to insert structural steel to open up the floor plan. We took the old house down to the first floor sub-decking.”

By adding a full second story and additions over the garage, Smith increased the living space nearly 1,500 square feet to 4,400. The home now serves as a beacon from high above the ocean, featuring a series of roof peaks, two second-floor balconies and approximately 40 windows.

BY ROB DUCA • PHOTOGRAPHY BY JOSH KUCHINSKY



The back of the home features an intricate roofline and several terraces and balconies.



A nine-foot-wide island is centered in the open kitchen.

"It's a very visual house from the beach," Smith says. "We wanted it to be in character with the bluff. We wanted something very traditional, with some flair."

The 11-month project was completed in August, 2011. The finished product blends a traditional Cape Cod saltbox style with a contemporary, upscale interior that offers four bedrooms and six baths. The house was designed by Mark Williams of MW Design in Chatham, which is Minglewood's in-house design service. Eileen Nadeau of Botello Lumber in Mashpee designed the kitchen and bathroom cabinetry.

"It's quite beautiful," says Peter Barnard, Minglewood's operations officer. "We took something that was very outdated and turned it into a modern house that has lots of appeal and fits right there on the bluff."

#### A different approach

It was critical that every step of the process be coordinated in ways that Smith had not encountered in the past. The homeowners, who are from India, insisted that the project's time schedule adhere to the wishes of their guru. Therefore, they had to take down the old house and hand over the keys to the new house on precise dates that were determined by the guru, who was present at completion to bless the property.

"The homeowners are very connected to karma," Barnard says.

Perhaps the most striking aspect of the new home is the tung-oil stained hardwood flooring that runs throughout the house. The homeowners were adamant on finding materials that were made in America and were particularly keen on using reclaimed wood. Smith located antique white pine that was purchased from Stone-wood Products in Harwich. The wood



The blue La Cornue range is a show stopper. At right; top: A farmer's sink is set into the wet bar area. Bottom: An additional seating area is tucked off to one side in the living room.



came from a mill in Kentucky. "It was literally taken out of the mill, where large beams were cut down to planking that is six inches," Barnard said. "It still has wood holes in it and all the imperfections are there. That floor is absolutely gorgeous."

#### A wide-open feeling

A fieldstone fireplace in the great room serves as the centerpiece to the first-floor entertainment area. Previously, the fireplace was more of an obstacle. "You had to walk around it to get through the house," Smith said. Now, the kitchen, great room, dining room and sitting room all flow seamlessly into one another. The dining room sits just off the kitchen and offers dazzling water views. Separation is provided by columns between the kitchen and great room, while a coffered ceiling further defines each space. The center beam that runs the length of the house is wrapped and finished with white crown molding, adding elegance to the area.

Right: The living room features a floor-to-ceiling fireplace at one end. Floor-to-ceiling windows capture the stunning view.



Above: The master bedroom. At right: A second story den area features a Juliet balcony and built-in floor-to-ceiling shelves with a rolling library ladder.



The expansive kitchen features a 9 x 7-foot center island and reflects its seaside surroundings with various shades of blue and green used for the granite countertops and the Italian-tiled backsplash. A striking square insert of dark and light blue tiles breaks up the backsplash and provides dazzling contrast to the soft blue French Le Cornue stove. Solid poplar cabinets coated with white enamel paint from Main Street at Botellos complete the soothing atmosphere.

The second-floor master bedroom also has expansive views of Nantucket Sound, especially from a private balcony. The master bath is awash in pinkish hues, from the wall color to the marble Jacuzzi tub, flooring and shower tiles.

Another balcony sits off the second-floor family room. The landing area features a 12-foot floor-to-ceiling built-in bookcase, along with the requisite ladder needed for pulling out your favorite reading material off the top shelf.

“It was a great build and a lot of fun,” Barnard says. “The clients were easy to work with and they made it happen by allowing us to do what we do.”  HOME